

TAHOE REGIONAL PLANNING AGENCY (TRPA)  
AND TRPA COMMITTEE MEETINGS

NOTICE IS FURTHER GIVEN that on **Thursday, May 11, 2017** commencing at **3:00 p.m.**, at the **Tahoe Regional Planning Agency, 128 Market Street, Stateline, NV**, the Governing Board Local Government Committee of the Tahoe Regional Planning Agency will meet. The agenda is attached hereto and made part of this notice.

May 4, 2017



Joanne S. Marchetta, Executive Director

This agenda has been posted at the TRPA office and at the following locations: Post Office, Stateline, NV, North Tahoe Event Center in Kings Beach, CA, IVGID Office, Incline Village, NV, North Tahoe Chamber of Commerce, Tahoe City, CA, and South Shore Chamber of Commerce, Stateline, NV

TAHOE REGIONAL PLANNING AGENCY	
LOCAL GOVERNMENT COMMITTEE	
TRPA	May 11, 2017
Stateline, NV	3:00 p.m.

All items on this agenda are action items unless otherwise noted. Items on the agenda, unless designated for a specific time, may not necessarily be considered in the order in which they appear and may, for good cause, be continued until a later date.

All public comments should be as brief and concise as possible so that all who wish to speak may do so; testimony should not be repeated. The Chair of the Committee shall have the discretion to set appropriate time allotments for individual speakers (3 minutes for individuals and 5 minutes for group representatives as well as for the total time allotted to oral public comment for a specific agenda item). No extra time for speakers will be permitted by the ceding of time to others. Written comments of any length are always welcome. So that names may be accurately recorded in the minutes, persons who wish to comment are requested to sign in by Agenda Item on the sheets available at each meeting. In the interest of efficient meeting management, the Chairperson reserves the right to limit the duration of each public comment period to a total of 2 hours. In such an instance, names will be selected from the available sign-in sheet. Any individual or organization that is not selected or otherwise unable to present public comments during this period is encouraged to submit comments in writing to the Governing Board. All such comments will be included as part of the public record.

**“Teleconference locations for Board meetings are open to the public ONLY IF SPECIFICALLY MADE OPERATIONAL BEFORE THE MEETING by agenda notice and/or phone message referenced below.”**

In the event of hardship, TRPA Board members may participate in any meeting by teleconference. Teleconference means connected from a remote location by electronic means (audio or video). The public will be notified by telephone message at (775) 588-4547 no later than 6:30 a.m. PST on the day of the meeting if any member will be participating by teleconference and the location(s) of the member(s) participation. Unless otherwise noted, in California, the location is 175 Fulweiler Avenue, Conference Room A, Auburn, CA; and in Nevada the location is 901 South Stewart Street, Second Floor, Tahoe Hearing Room, Carson City, NV. If a location is made operational for a meeting, members of the public may attend and provide public comment at the remote location.

TRPA will make reasonable efforts to assist and accommodate physically handicapped persons that wish to attend the meeting. Please contact Marja Ambler at (775) 589-5287 if you would like to attend the meeting and are in need of assistance.

## AGENDA

I. CALL TO ORDER AND DETERMINATION OF QUORUM

II. PUBLIC INTEREST COMMENTS – All comments may be limited by the Chair

Any member of the public wishing to address the Governing Board Regional Plan Implementation Committee on any item listed or not listed on the agenda may do so at this time. TRPA encourages public comment on items on the agenda to be presented at the time those agenda items are heard. Individuals or groups commenting on items listed on the agenda will be permitted to comment either at this time or when the matter is heard, but not both. The Governing Board Regional Plan Implementation Committee is prohibited by law from taking immediate action on or discussing issues raised by the public that are not listed on this agenda.

III. APPROVAL OF AGENDA

IV. PLANNING MATTERS

A. Discussion of Policy and Criteria to Assess Use of Newly Distributed Residential Allocations for Residential and not Tourist Accommodation Purposes

**Discussion and Possible Direction/Recommendation to the Governing Board**

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V. MEMBER COMMENTS

VI. PUBLIC COMMENT

VII. ADJOURNMENT





**Mail**  
PO Box 5310  
Stateline, NV 89449-5310

**Location**  
128 Market Street  
Stateline, NV 89449

**Contact**  
Phone: 775-588-4547  
Fax: 775-588-4527  
[www.trpa.org](http://www.trpa.org)

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MEMORANDUM

Date: May 4, 2017

To: TRPA Local Government Committee

From: TRPA Staff

Subject: Discussion of Policy and Criteria to Assess Use of Newly Distributed Residential Allocations for Residential and not Tourist Accommodation Purposes

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**Requested Action:** The Local Government Committee (LGC) is asked to review the Staff presentation, provide input, and, if determined to be necessary, provide a recommendation to the Governing Board on policy and criteria to assess the use of newly distributed residential allocations

**Discussion:** At its April meeting at the request of the Board, the TRPA Executive Director reported on the use of newly distributed residential allocations in the Tahoe Basin. The Executive Director noted that the intent of the residential allocation program is to create residential units and not to facilitate projects used exclusively to accommodate overnight guests such as tourists. In view of recent reports on housing affordability and supply, Governing Board members expressed concerns that the small number of residential allocations TRPA distributes each year to local jurisdictions should be directed to residential purposes and that local governments should be administering residential allocations to achieve that outcome. The Governing Board then asked the Local Government Committee to consider the issue and provide, if possible, a recommended approach to aid local governments in their delegated permitting responsibilities.

In order to facilitate LGC discussion and possible recommendations, staff will present at the meeting background information on the use of residential allocations, a proposed policy resolution, and possible criteria to assess appropriate use of residential allocations.

**Contact Information:** If you have any questions regarding this item, please contact the Executive Director, Joanne Marchetta, (775) 589-5226, [jmarchetta@trpa.org](mailto:jmarchetta@trpa.org)